



Ref: Sunset Mall - Insurance Notification Letter

Dear Contractor,

In April 2004, Jones Lang LaSalle Americas, Inc. became Sunset Mall's managing agent. Since then, we now require **contractors** who are scheduled to do work within a store, on the roof or on mall property, must provide proof of insurance coverage in the form of a certificate. **If a contractor does not provide this information to the mall management office, they will not be allowed to work on the mall property.**

The insurance must have the additional insured and certificate holder listed as specified in the "Contractor's Insurance Requirements". If you have any questions or comments, please do not hesitate to contact us.

Thank you!

Steven Jirasek

Steven Jirasek
Operations Manager



EXHIBIT C - INSURANCE

INSURANCE REQUIREMENTS

- I. The Service Contractor shall provide the following minimum insurance coverage:
 - A. Commercial General Liability
\$1,000,000 General Liability, \$2,000,000 Excess Umbrella or a Combined Single Limit - \$3,000,000 per occurrence and annual aggregate per location. Such insurance shall be broad form and include, but not be limited to, contractual liability, independent contractor's liability, products and completed operations liability, and personal injury liability. A combination of primary and excess policies may be utilized. Policies shall be primary and noncontributory.
 - B. Worker's Compensation - Statutory Limits
 - C. Employer's Liability
With minimum liability limits of \$1,000,000 bodily injury by accident each accident, \$1,000,000 bodily injury by disease policy limit; \$1,000,000 bodily injury each employee.
 - D. Commercial Automobile Liability
Combined Single Limit - \$1,000,000 per accident.

Such insurance shall cover injury (or death) and property damage arising out of the ownership, maintenance or use of any private passenger or commercial vehicles and of any other equipment required to be licensed for road use.
 - E. Property Insurance

All-risk, replacement cost property insurance to protect against loss of owned or rented equipment and tools brought onto and/or used on any Property by the Service Contractor.
- II. Policies described in Sections I.A. and I.D. above shall include the following as additional insured, including their officers, directors and employees. Additional insured endorsements CG 20 10 10 01 and CG 20 37 10 01A or their equivalent shall be utilized for the policy(ies) described in Section I.A. above. Please note that the spelling of these parties must be exactly correct or the Contract Duties will not be allowed to commence.

Radiant Sunset Building, LLC
Sunset Mall



Jones Lang LaSalle Americas, Inc

- III. Service Contractor waives any and all rights of subrogation against the parties identified above in Paragraph II above as additional insured.
- IV. All policies will be written by companies licensed to do business in the State of Texas and which have a rating by Best's Key Rating Guide not less than "A-/VIII".
- V. Service Contractor shall furnish Certificate(s) of Insurance evidencing the above coverage, except property insurance under I.E. Original Certificate(s) of Insurance must be provided before Service Contractor commences Contract Duties or Contract Duties will not be allowed to commence.
- VI. Certificate(s) of insurance relating to policies required under this Agreement shall contain one of the following two provisions:

"Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail thirty (30) days' written notice to the Certificate Holder." with the Certificate Holder listed as: Sunset Mall, 4001Sunset Drive Suite 1182 San Angelo TX 76904, Attn: General Manager;

OR:

"Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions." with the Certificate Holder listed as:

Radiant Sunset Building, LLC
Sunset Mall
4001Sunset Drive - Suite 1182
San Angelo TX 76904
Attn: General Manager



Attn: Mall Tenants, Specialty Leasing Tenants & Contractors

Re: Certificate of Insurance

Please list:

Additional Insured: (in the Description Area)

Radiant Sunset Building, LLC;
Sunset Mall;
Jones Lang LaSalle Americas, Inc.

Certificate Holder:

Radiant Sunset Building, LLC
4001 Sunset Drive - Suite 1182
San Angelo, Texas 76904